



2 Earnley Road

A light & spacious three bedroom detached house situated in a requested location.



- ▶ **Three Bedroom**
- ▶ **Light and Spacious**
- ▶ **Shower Room and Bathroom**
- ▶ **Ample Parking**
- ▶ **Bespoke Summerhouse / Home Office**
- ▶ **Detached House**
- ▶ **Utility Room**
- ▶ **Within a stones throw away of Sandy Point Beach ,Hayling Island**
- ▶ **Low Maintenance Garden**
- ▶ **Requested Location**

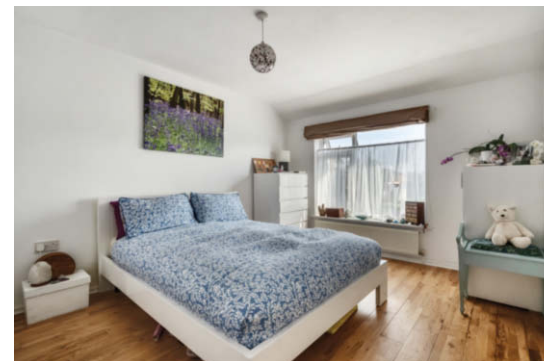
A rare opportunity to purchase this light & spacious three bedroom detached house situated within reach of Sandy Point beach.

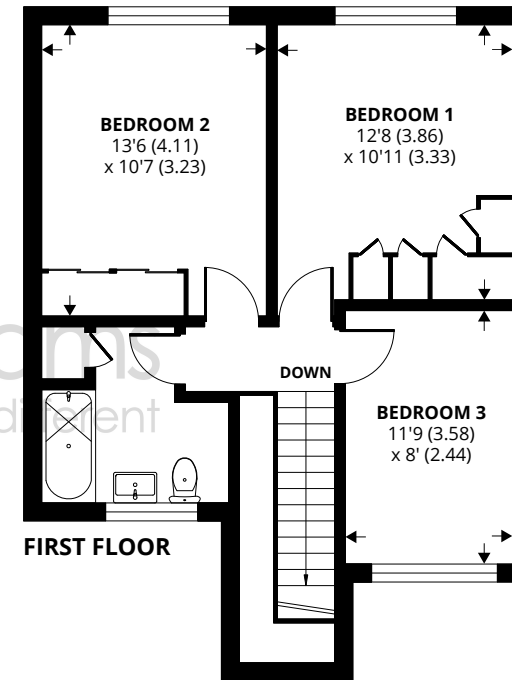
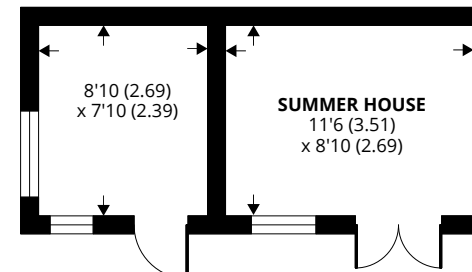
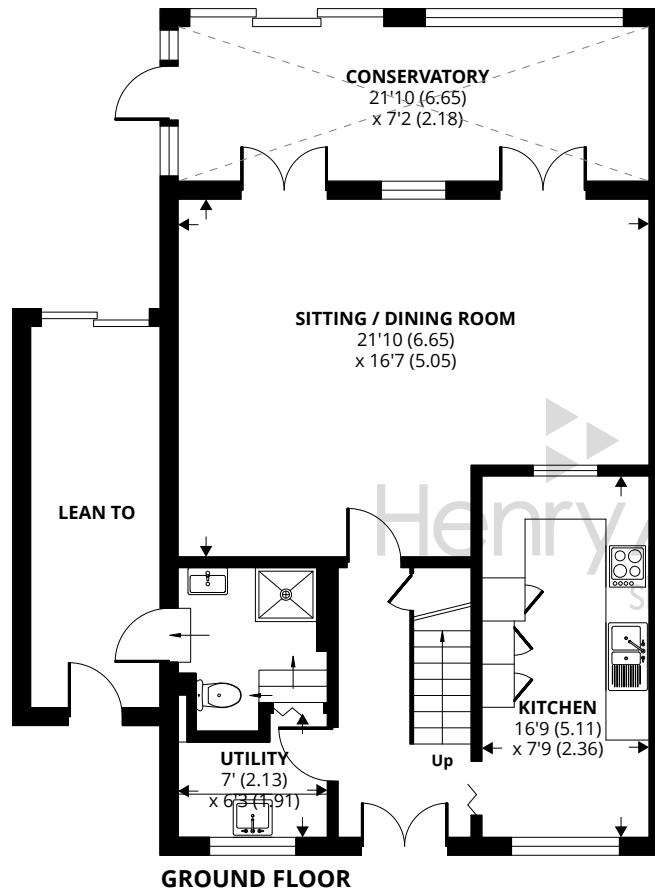
On the ground floor there is an excellent size entrance hall with wooden flooring and stairs to the first floor. There is a modern kitchen with a matching range of wall and base units and oak worksurfaces. The utility room is a great addition to the property with plumbing for appliances and a door leading out to the lean to which is ideal for storing for bikes, kayaks etc. There is also the added benefit of a stylish shower room to the ground floor which has been fully tiled.

The sitting, dining, family room has been tastefully added by the current owners and makes the perfect room for socialising with family and friends and has double doors leading out to the conservatory.

Upstairs there are three bedrooms with bedroom one and bedroom two benefiting from fitted wardrobes. The family bathroom is an excellent size and consisting of an enclosed panel bath, wash hand basin and is fully tiled.

Outside the garden is low maintenance with patio area, laid to lawn, flower borders and side access. There is also a bespoke summer house which is perfect as a home office, guest house or play area. To the front of the property there is a driveway providing ample parking. The property provides versatile living accommodation and really needs to be viewed so you can also appreciated is waterfront location.





2 Earnley Road, Hayling Island

Approximate Area = 1330 sq ft / 123.5 sq m

Outbuilding = 171 sq ft / 15.8 sq m

Total = 1501 sq ft / 139.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2023. Produced for Henry Adams. REF: 977027

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

Earnley Road is situated at the south eastern end of Haying Island, at the mouth of Chichester Harbour. It is close to a nature reserve and the popular Hayling Island Sailing Club and Marina and is always a particularly popular position for water enthusiasts. There are tennis courts in the vicinity as well. Hayling Island is located to the south of Havant and is renowned for its beaches and wildlife. There is schooling for all age groups, churches of various denominations and many social and recreational facilities. Mengham has a thriving shopping area with a range of independent and national retailers and is accessed via road to the north of the island, linking to the A27 and A3(M) at Havant. There is also a railway station with mainline services again at Havant to London Waterloo.

